



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Creating Community Through People, Parks and Programs"

Russ Guiney, Director

February 6, 2007

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**ACCEPTANCE OF A CONSTRUCTION CONTRACT; APPROVAL OF RELEASE OF
RETENTION TO ICON WEST, INC. FOR GENERAL IMPROVEMENTS PROJECT AT
ROWLAND HEIGHTS COUNTY PARK
C.P. NO. 86392 SPEC. NO. 05-0020
(Fourth District - 3 Vote Matter)**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER THAT
YOUR BOARD:**

1. Accept the work of the Contractor, Icon West, Inc. in completing the General Improvements Project at Rowland Heights County Park, at a construction cost of \$1,801,369.64.
2. Authorize the Director of the Department of Parks and Recreation (Department) or his designee to release the retention in the amount of \$180,136.96 to Icon West, Inc.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The recommended actions will allow the Department to accept the construction work completed by Icon West, Inc., for the General Improvements at Rowland Heights County Park and authorize release of the retention of \$180,136.96 to Icon West, Inc.

In August 2005, your Board awarded a construction contract to Icon West, Inc. The project consists of renovation of the existing community building including roof replacement; resurfacing and re-striping of the parking lot; resurfacing of the basketball courts; construction of accessible walkways to picnic shelters; replacement of shade shelters; Americans with Disabilities Act (ADA) upgrades to restrooms in the community building; replacement of drinking fountains and barbecue braziers; replacement of all irrigation remote control valves; upgrade of security lighting throughout the park and sports lighting; installation of graffiti-preventive vine screen panels on the eastern wall of the community building; and replacement of cracked concrete walkways adjacent to the community building, play area, and parking lot.

The Contractor, Icon West, Inc., began construction in September 2005, and the project was substantially completed in August 2006.

In addition, the following tasks were performed under the County's Youth Employment Plan: planting of shrubs around the parking lot and demolition and removal of existing wood bleachers at the northeast ball field. In addition, youth will perform grounds maintenance at this project site.

Implementation of Strategic Plan Goals

The project will enhance "Service Excellence" (Goal Number 1 of the County's Strategic Plan) through the enhancement of services at a highly used facility, "Fiscal Responsibility" (Goal Number 4 of the County's Strategic Plan) by investing in public infrastructure and contributes to "Children and Families Well-Being" (Goal Number 5 of the County's Strategic Plan) by providing facilities that will enhance activities that promote good health, safety, educational and workforce readiness and social and emotional well being.

FISCAL IMPACT/FINANCING

Total Project Budget

The final construction contract cost for the project is \$1,801,370, including the original contract amount of \$1,552,127, plus \$249,243 in change orders. The total project cost including plans and specifications, plan review, construction, consultant services, and County services will be \$2,259,683, (see Attachment A), a \$196,286 cost savings from the current budget of \$2,455,969.

On August 9, 2005, your Board approved the award of construction contract for General Improvements at Rowland Heights Park (Unit No. 86392) to Icon West Inc. The bid submitted by Icon West Inc. was \$214,330 less than the original estimated construction cost. The cost savings of \$214,330 was held as a project contingency for unforeseen conditions.

After your Board approved the budget for Rowland Heights Park (Unit No. 86392), the Los Robles General Improvement (Unit No. 86432) and Carolyn Rosas Park (Unit No. 86449) projects both experienced an increased in construction cost. Your Board approved a transfer of a total of \$92,031 Park In-lieu Fees from Rowland Heights General Improvement unforeseen conditions to:

- Los Robles General Improvement (Unit 86432), \$22,031, approved on September 20, 2005
- Carolyn Rosas Park General Improvement (Unit 86449), \$70,000, approved on October 11, 2005

In addition, during construction at Rowland Heights Park General Improvement, several unforeseen site conditions were encountered during demolitions (e.g. re-routing utilities lines to points of connection, excavating and re-compacting soil and replacing utilities piping under the existing concrete pathways, etc.) and during reconstruction process. On February 23, 2006, the Chief Administrative Office approved a transfer of up to \$108,000 from unforeseen site conditions to fund the change orders.

The proposed project is currently funded from the Safe Neighborhood Parks Proposition of 1996 (\$397,000); Safe Neighborhood Parks Competitive Grant Program (\$100,000); Park In-Lieu Fees (\$125,969); State Proposition 12 Roberti-Z'berg-Harris Program (\$1,783,000); and prior year Extraordinary Maintenance Net County Cost (\$50,000).

Operating Budget Impact

Based upon current salaries and employee benefits, the Department currently estimates one-time start up costs of \$5,000 to provide the information technology infrastructure necessary to support the computer club, including providing access to the Internet as well as the installation of an alarm system in order to protect the building and the computer equipment. In addition, the Department anticipates an increase in ongoing operating costs of \$53,000, including \$14,000 for maintenance staff and supplies necessary to maintain the improvements and \$39,000 in programming costs for staff and supplies to provide expanded computer lab programming, including software licenses, filtering software, and network costs.

Based on the current schedule, the Department will incur the one-time and ongoing operating costs beginning in Fiscal Year 2006-07. The Chief Administrative Office has reviewed the operating requirements and has appropriated sufficient funding in the Department's Fiscal Year 2006-07 Operating Budget.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The project was substantially completed on August 23, 2006, and the Department took beneficial occupancy of all improvements on August 28, 2006. Acceptance by your Board can be recommended at this time as the Contractor has submitted the Certificate of Compliance in accordance with the agreement requirements (see attachment B).

CONTRACTING PROCESS

On April 12, 2005, your Board adopted Plans and Specifications No. 05-0020 for the General Improvements at Rowland Heights County Park. On May 31, 2005, two (2) bids were received and found Icon West, Inc. to be the lowest responsive and responsible bidder meeting the criteria adopted by your Board. On August 9, 2005, your Board awarded a construction contract to Icon West, Inc. in the amount of \$1,552,127, and authorized the Director to approve change orders and contingencies up to a maximum amount of \$155,213 for a total authorized construction amount of \$1,707,340.

Subsequently, on February 23, 2006, the board approved a change order in the amount of \$108,000 of which \$94,029.64 was used bringing the total contract amount to \$1,801,369.64.

The project is now completed and the Department is requesting that your Board accept the project and allow the Department to release retention to the Contractor in accordance with the time established by the California Public Contract Code.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

These improvements have increased the level of services to the public by repairing and/or replacing old and deteriorated facilities. Additionally, provisions ADA accessibility for park patrons have been implemented.

ENVIROMENTAL DOCUMENTATION

On April 12, 2005, your Board found the project to be categorically exempt from the California Environmental Quality Act.

The Honorable Board of Supervisors
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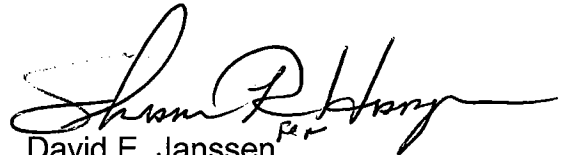
CONCLUSION

Please instruct the Executive Officer-Clerk of the Board to return three (3) conformed copies of this action to the Department of Parks and Recreation and one (1) conformed copy to the Chief Administrative Office, Capital Projects Division.

Respectfully,



Russ Guiney
Director



David E. Janssen
Chief Administrative Officer

Attachments (2)

RG:RC

c: Executive Officer (22)
Chief Administrative Office
County Counsel

ATTACHMENT A

**ACCEPTANCE OF A CONSTRUCTION CONTRACT; RELEASE OF RETENTION
FOR GENERAL IMPROVEMENTS AT
ROWLAND HEIGHTS COUNTY PARK
C.P. NO. 86392, SPEC. NO. 05-0020
(Fourth District - 3 Vote Matter)**

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date	Revised Completion Date	Date Completed
1. Land Acquisition	N/A	N/A	N/A
2. Environmental Impact Report	N/A	N/A	N/A
3. Program	5/2002	5/2003	5/2003
4. Schematic Design	1/2004	N/A	1/2004
5. Design Development	5/2004	N/A	5/2004
6. Construction Documents	11/2004	N/A	11/2004
7. Jurisdictional Approval	12/2004	02/2005	02/2005
8. Construction Contract Award	07/2005	08/2005	08/2005
9. Construction Start	07/2005	08/2005	09/2005
10. Final Inspection	05/2006	05/2006	11/2006
11. Final Acceptance	07/2006	07/2006	2/2007

II. PROJECT BUDGET

Cost Category	Project Cost
1. Land Acquisition	N/A
2. Plans and Specifications	\$236,332
3. Plan Review	\$6,472
4. Make-Ready Activities	\$3,092
5. Construction	\$1,552,127
6. Change Order/Contingencies	\$249,243
7. Unforeseen Conditions	\$0
8. Consultant Services	\$4,883
9. County Services	\$167,936
10. Youth Employment Plan	\$12,598
TOTAL	\$2,259,683

ATTACHMENT B

**ACCEPTANCE OF A CONSTRUCTION CONTRACT; RELEASE OF RETENTION
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ICON WEST, INC.

Contractors / Engineers
License No: B747737

520 S. La Fayette Parkplace, Ste 503
Los Angeles, CA 90057
Tel: 213-3850027 / Fax: 213-3850024

Ref: RHP-OAR-046

August 4, 2006

Richard Chang
Project Manager/LA Parks and Recreation
510 S. Vermont Ave
Los Angeles CA 90020 USA

Project: **Rowland Heights Park Project**

Certificate of Compliance

(General Conditions - Section 00700-28)

I (We) hereby certify that all work has been performed and materials supplied in accordance with the drawings, specifications and contract documents for the above work, and that:

1. Not less than the prevailing rates of wages as ascertained by the State Division of Industrial Relations have been paid to laborers, workers and mechanics employed on this work.
2. There have been no unauthorized substitution of subcontractors; nor have any unauthorized subcontractors been entered into.
3. No subcontract was assigned or transferred or was performed by anyone other than the original subcontractor, except as provided in Sections 4100-4113, of the Public Contract Code.

Contractor: _____

